



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
FEBRUARY 18, 2021
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.veronawalkcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk - Rear Walkway Overlooking Pavilion
8090 Sorrento Lane
Naples, Florida 34114

Due to Covid Restrictions, Masks and Social Distancing is Required.
Audience participation is Encouraged Via Conference Call
***Dial In (877) 402-9753 Access Code 1811087**

REGULAR BOARD MEETING

February 18, 2021

10:00 a.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
 - 1. November 19, 2020 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
 - 1. Discussion Regarding the Operation Systems & Future Maintenance of Ponds 1 & 2
 - 2. Discussion Regarding Action on Irrigation Floats in the Ponds
 - 3. Discussion Regarding Action on Pond Spraying
 - 4. Discussion Regarding Clogged Drain Pipe
 - 5. Discussion Regarding Littoral Signage
 - 6. Discussion Regarding Shoreline Restoration/Rocks
 - 7. Restoration to CDD Property with Regards to the HOA Irrigation Project
 - 8. Reconsideration of HOA Requests.....Page 9
 - a. Plantings at Pickleball Courts of Clusia.....Page 10
 - b. Adding Smaller Fountain to Lake Behind Portofino Homes.....Page 11
- J. Administrative Matters
 - 2. District Attorney Update
 - 3. District Engineer Update
 - 4. Field Inspector Update
 - 5. District Manager Update
 - a. Financials.....Page 12
- K. Board Members Comments
 - 1. Discussion Regarding Communications with HOA
- L. Adjourn

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

VERONA WALK COMMUNITY DEV.
2501 A BURNS RD

PALM BEACH GARDENS, FL 33410

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

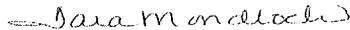
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 10/06/2020



Subscribed and sworn to before on October 6, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$427.00

Ad No: 0004401300

Customer No: 1308371

PO #:

of Affidavits 1

This is not an invoice

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114, on the following dates:

- October 15, 2020
- November 19, 2020
- December 17, 2020
- January 21, 2021
- February 18, 2021
- March 18, 2021
- April 15, 2021
- May 20, 2021
- June 17, 2021
- July 15, 2021
- August 19, 2021
- September 16, 2021

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date and time certain as stated on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

www.veronawalkcdd.org
Pub Date: Oct 6, 2020

#4401300

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING**

Due to Covid restrictions, masks and social distancing is required.

Audience participation was encouraged via conference call.

Dial In (877) 402-9753 Access Code 1811087

NOVEMBER 19, 2020

A. CALL TO ORDER

The November 19, 2020, Regular Board Meeting of the Verona Walk Community Development District was called to order at 10:00 a.m. in the Tennis Pavilion at Verona Walk Community Center located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 6, 2020, as legally required.

D. CONSIDER APPLICATIONS FOR BOARD VACANCIES & ADMINISTER OATHS OF OFFICE

Applicants Richard Dombal, Peter Monti and Art Dobberstein introduced themselves and each gave a summary of their background and why they wanted to serve on the Board. Ms. Meneely explained that two of the Board Members wanted to resign their seats and be appointed to the seats that have four year terms. She explained the resignation and appointment process that would take place in order to accomplish the switching and filling of seats.

Resident Joe Contaldi asked why the seat vacated in July was not publicized and filled earlier. Mr. Urbancic explained the qualification process along with how vacancies are declared and filled. He furthered that the appointment process the Board is going through now is appropriate and that the process is different than what an HOA does to fill vacancies.

At this point, Ms. Czubkowski resigned from Seat #1.

A **motion** was made by Ms. Cucinella, seconded by Mr. Clifford and passed 4 to 0, accepting Ms. Cucinella's resignation.

A **motion** was then made by Ms. Cucinella, seconded by Mr. Hogan and passed 3 to 0, appointing Ms. Czubkowski to Seat #2.

Ms. Meneely administered the oath of office to Ms. Czubkowski.

A **motion** was then made by Mr. Hogan, seconded by Mr. Clifford and passed 4 to 0, appointing Peter Monti to Seat #1.

Ms. Meneely administered the oath of office to Mr. Monti.

Mr. Hogan then resigned from Seat #3.

A **motion** was made by Mr. Clifford, seconded by Ms. Cucinella and passed 5 to 0, accepting Mr. Hogan's resignation.

A **motion** was then made by Mr. Hogan, seconded by Ms. Czubkowski and passed 4 to 0, appointing Mr. Hogan to Seat #4.

Ms. Cucinella stepped down from the Board dais and was thanked by the Board for her many years of service to the District.

Ms. Meneely administered the oath of office to Mr. Hogan.

A **motion** was made by Mr. Hogan, seconded by Mr. Clifford and passed 4 o 0, appointing Richard Dombal to Seat #3.

Ms. Meneely administered the oath of office to Mr. Dombal.

E. REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Mr. Urbancic went over the duties and responsibilities of a Board Member, including the requirement to submit Form 1, Sunshine Laws and Public Records and Ethics Law.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

| | | |
|------------|--------------------|---------|
| Supervisor | Jack Hogan | Present |
| Supervisor | Patrick Clifford | Present |
| Supervisor | Marilyn Czubkowski | Present |
| Supervisor | Peter Monti | Present |
| Supervisor | Richard Dombal | Present |

Staff members in attendance were:

| | | |
|-------------------|------------------|-------------------------------|
| District Manager | Kathleen Meneely | Special District Services |
| General Counsel | Greg Urbancic | Coleman Yovanovich Koester |
| District Engineer | Terry Cole | Hole Montes, Inc. |
| Field Inspector | Bohdan Hirniak | |

Also present were Art Dobberstein, Joe & Diann Cucinella, Jerry Kallop, Joe Contaldi and Armand Fusco.

G. ELECTION OF OFFICERS

- **Chairman**

A **motion** was made by Mr. Hogan, seconded by Mr. Monti nominating Jack Hogan as the Chairman.

- **Vice Chairman**

A **motion** was made by Ms. Czubkowski, seconded by Mr. Monti nominating Patrick Clifford as Vice Chairman.

- **Secretary/Treasurer**

A **motion** was made by Mr. Hogan, seconded by Mr. Clifford nominating Kathleen Meneely as Secretary/Treasurer.

- **Assistant Secretaries**

A **motion** was made by Mr. Hogan, seconded by Mr. Clifford nominating Peter Monti, Marilyn Czubkowski and Richard Dombal as Assistant Secretaries.

A **motion** was then made by Ms. Czubkowski, seconded by Mr. Hogan and passed unanimously approving the above slate of officers, as nominated.

H. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Hogan requested, and it was the consensus of the Board, to add a discussion on floats in the lakes under Old Business.

Ms. Meneely requested, and it was the consensus of the Board, that the Clarke proposal for maintenance of the front lakes be considered under Administrative Matters.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

J. APPROVAL OF MINUTES

1. September 17, 2020, Regular Board Meeting

The September 17, 2020, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford and passed unanimously approving the minutes of the September 17, 2020, Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Discussion on Floats in Lakes

Mr. Hogan asked if Mr. Hirniak heard anything about the floats, as they are a distraction. Mr. Hirniak indicated he checked on them, as there are three that are used to lift the irrigation pumps. Mr. Hogan asked if they could be painted black so they are less obvious. Mr. Hirniak indicated he would ask the Town Manager for an update and relay the Board's feelings. Mr. Hogan then requested that this item be further discussed at the next meeting.

L. NEW BUSINESS

1. Consider Resolution No. 2020-08 – Adopting a Fiscal Year 2019/2020 Amended Budget

Resolution No. 2020-08 was presented, entitled:

RESOLUTION NO. 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2019/2020 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford and passed unanimously adopting Resolution No. 2020-08, as presented.

2. Consider Resolution No. 2020-09 – Ratifying Actions Taken Pursuant to EO No. 200-69

Resolution No. 2020-09 was presented, entitled:

RESOLUTION 2020-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

A **motion** was made by Ms. Czubkowski, seconded by Mr. Monti and passed unanimously adopting Resolution No. 2020-09, as presented.

3. Consider 2-Year Renewal Option – Grau & Associates

A **motion** was made by Ms. Czubkowski, seconded by Mr. Hogan and passed unanimously approving the 2-year renewal option with Grau & Associates.

4. Discussion Regarding Egis Insurance & Risk Advisors' Site Visit

Ms. Cucinella stated that one of her last duties as Chairperson was meeting with two representatives of the District's insurance company and walking around the community for a review of the property. Ms. Cucinella noted that she explained to the representatives what the District owns and the corresponding responsibilities. She was happy to report that the representatives gave the District two big thumbs up.

5. Consider Request from HOA for Fountain in Portofino Lake

Ms. Meneely gave a summary on the request from the HOA. Mr. Urbancic explained that if the Board is inclined to approve the request he would draw up a license agreement similar to what was used previously that requires the HOA to pay all costs associated with the fountain and that such structure cannot interfere with lake management.

Mr. Dombal stated that he believed the fountains increase oxygen content, which is a good thing. Mr. Monti had questions on such and did some research. He indicated that the County tries to deter fountains, as it reduces the volume of water and the City has banned fountains in downtown areas, as they aerate pollutants of micro-bacteria. He added that he had contacted other organizations and found that there is actually a lack of penetration of oxygenated water in such fountains and could provide this information to the other Board Members. He furthered that there was not any backup that shows that the fountain would mitigate noise for the neighbors and said that in total, there is just no justification to approve what had been presented to the District.

Mr. Hogan stated that he was taken aback by the letter sent by the Town Manager, as he attended the HOA board meeting where this was discussed as sound mitigation for that part of the neighborhood. He indicated that a second survey had been taken with a negative response and that had not been included in the request backup.

A **motion** was made by Mr. Clifford, seconded by Mr. Monti, denying the request.

Mr. Contaldi expressed that he was surprised by the comments of the Board regarding sound, as he felt their concern was only water quality. He indicated he felt this was a valid request from the HOA and should be approved since it is at no cost to the District.

Mr. Kallop suggested the fountain be approved with a control switch and that he could not see why approving it would not be a benefit to the community.

Ms. Czubkowski stated that windy days can bring water to amenities from fountains, including the pickle ball courts.

Mr. Dombal stated he would like more time to see what the scientific ramifications were.

Upon being put to a vote, the **motion** carried 3 to 2 denying the HOA's request for a fountain in Portofino Lake, with Ms. Czubkowski and Mr. Dombal dissenting.

6. Discussion Regarding CDD Policy for Draining Pool

Ms. Cucinella stated that the ACC had requested the CDD make a policy on drawing water from pools. Mr. Hirniak stated that there was already guidance in place from the State of Florida and the

Board adopted the process years ago. He furthered that the process involved running the water over adjoining grass so it is filtered and chemicals do not go into the lake. Ms. Czubkowski stated she would forward the information to the HOA.

M. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic advised that the governor had not extended the order allowing government to meeting virtually, but that there was talk of it once again being allowed. He indicated he would keep the Board updated on the matter.

2. District Engineer Update

There was no District Engineer update at this time.

3. Field Inspector Update

Mr. Hirniak went over a diagram of the lake system and noted the status of the lake levels. He stated that the lake edge trimming had been completed.

Mr. Hirniak advised that the littoral signs were falling over in places and needed to be replaced. He indicated he would provide pricing at a future meeting, but opined that with 251 needing replacement, the cost would be around \$25,000.

Mr. Hirniak advised that the new cart had arrived and was being stored in a rented residential garage.

Mr. Hirniak indicated that he had been reviewing the front lakes and went over the cycle system, noting that the pump runs all the time. He added that he intends to put it on a maintenance schedule. Mr. Clifford asked if the CDD owned the pump and Mr. Hirniak responded that it does, but not the fountains. Mr. Hogan opined that the front lakes were for aesthetics and if the HOA was to maintain their value they should keep paying to maintain the pump. He added it was one community, but this was an HOA issue.

4. District Manager Update

a. Financials

Ms. Meneely went over the financials. There were no questions from the Board Members.

b. Clarke Proposal for Maintenance of the Front Lakes

Ms. Meneely stated that a contract had been sent out for review from Clarke for the maintenance of the two front lakes at a cost of \$300 per month. Mr. Urbancic indicated he had made revisions and Mr. Hirniak noted that he would like to meet with Clarke before a contract is signed to be sure what is necessary is included.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Hogan and passed unanimously approving the contract, subject to the Manager, attorney and Field Inspector agreeing to the terms and authorizing the Chairman to execute same.

Ms. Meneely reminded the Board Members that they are each entitled to a \$200 stipend per meeting. Mr. Urbancic went over the state statute and the amounts allowed. He added that it was the personal decision of each Board Member whether or not to take the stipend. A roll call was taken and each Board Member declined the stipend.

N. BOARD MEMBER COMMENTS

Mr. Hogan stated, as the new Chairman, he would like to work on better internal communication with the HOA and asked that it be an item of discussion on the next agenda. He thanked the other Board Members for their confidence in him to serve as Chairman.

Ms. Czubkowski went over a chart of approvals that had taken place coordinating with the ACC.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:52 a.m. on a **motion** made by Ms. Czubkowski, seconded by Mr. Monti and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

February 11, 2021

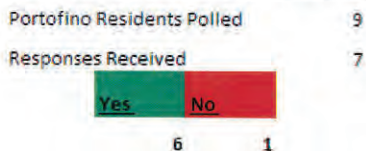
Kathleen Dailey-Meneely
SWFL District Manager
Special District Services, Inc.
Email: kdailey@sdsinc.org

Dear Ms. Dailey-Meneely,

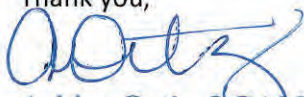
Veronawalk HOA is resubmitting the previous request for CDD approval. The first request is for the planting of 20 clusia plants at the 25-gallon size. The property in question is located between the sidewalk and the retention pond alongside the Pickleball Courts. It is approximately 10 ft. from the lake. Please see attached visual of the area. The purpose of the request is to provide some landscaping aesthetics to the owners on Portofino who have requested a visual barrier of the Pickleball Courts.

In October of 2020, the Veronawalk Board of Directors surveyed the lakeside homes of Portofino Ct. to request their opinion on adding a lake fountain behind their homes. This fountain received a landslide positive response. This fountain will enhance the value of surrounding homes and provide a beautiful aesthetic to the common area as it is situated close to the Sports Complex and along high traffic walk and cart paths. The Board of Directors respectfully requests the CDD's permission to install said fountain at the expense and responsibility of the HOA. The fountain being submitted on this request is not the same fountain from the original request. We are submitting a smaller fountain for your consideration. Please see attached spec sheet and survey results below.

Survey Monkey Portofino Fountain Survey

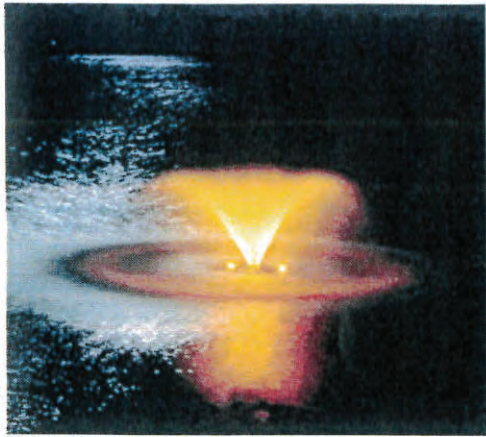


Thank you,



Ashley Ortiz, LCAM
General Manager
8090 Sorrento Lane, Suite 1
Naples, FL 34114
239-774-0026, ext. 223





Kasco F2400-VFX aerating pond fountain

Product Code: Kasco2400-VFX 1/2HP Floating Fountain

Availability: In Stock

\$2,023.00

Available Options

* Cord Length

Add Light (LED) Kit

Qty

[Add to Cart](#)

[Add to Wishlist](#)

PRODUCT DESCRIPTION

FREE SHIPPING! Kasco floating fountain for aerating up to 1/2 acre pond. Pretty display, 1/2 HP unit. Made in USA

Features of the 2400VFX

- Impressive pattern - 1/2 HP Kasco fountain fountain
- Efficient - Low Power Use - Highest efficiency design for low power consumption versus competing units. Reduces operating costs over the entire life of the unit (as opposed to units of a 1/2 HP that use low aerating units)
- Clog Resistant - Unique water defocusing nozzle design gives you the most clog resistant model on the market. Successful shallow water operation is as little as 13"
- Rugged Motor - Proven durability, trench design with a hard-face internal mechanical seal and external lip seal for protection against leaks. Seals are skid proof for long life and long life for all bearings. Flooded lubricated for extended frost desorption
- Corrosion Resistant - Super high performance polypropylene, stainless steel, stainless steel, and stainless steel. Optimum for 4 seasons operation
- Low Maintenance - Clean the motor housing once or twice between and replacing the sacrificial zinc anode when (as) needed
- Fully Tested - ETL listed to stringent UL and USA safety standards
- Ships Easy - Weighs in 24 lbs. (various depends on cord length). Cords require an additional charge
- Dependable - Backed by 2 year warranty
- Long life built-in motor with low pressure cooling system and high speed motor. High speed motor is designed for long life
- Made in the USA

PLEASE NOTE: BELOW ARE KASCO'S RECOMMENDATIONS FOR HORSEPOWER/ACRE TO PROPERLY AERATE. HOWEVER, DO KEEP IN MIND THAT THESE ARE OPTIMUM RECOMMENDATIONS. AND WE'VE OFTEN FOUND POND OWNERS CAN CHOOSE SMALLER UNITS THAN KASCO RECOMMENDS. DEPENDING ON THE DEGREE OF ALGAE AND THE NUMBER AND SIZE OF FISH.

- 1 hp per acre for the VFX Series Aerating Fountains
 - 2hp per acre for the IF Series Aerating Fountains
 - Example: the 1/2 hp VFX at 14400 gph will aerate a 1/2 acre pond due to the extra stream & gauge pump
- | Item | Voltage / Amps | Approx. GPH | Spray Pattern | Ship Weight | Warranty |
|-----------------|----------------|-------------|---------------|-------------|----------|
| Kasco F2400-VFX | 115V / 1.2A | 14400 gph | 1/2" - 1/4" | 24 lbs | 2 Year |

Verona Walk
Community Development District

**Financial Report For
January 2021**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2021**

| | Annual Budget 10/1/20 - 9/30/21 | Actual Jan-21 | Year To Date Actual 10/1/20 - 1/31/21 |
|--|---------------------------------------|------------------|---|
| REVENUES | | | |
| O & M ASSESSMENTS | 311,297 | 12,990 | 293,761 |
| DEBT ASSESSMENTS - SERIES 2013 | 516,740 | 21,368 | 487,369 |
| DEBT ASSESSMENTS - SERIES 2018 | 582,655 | 24,092 | 549,504 |
| OTHER REVENUES | 0 | 0 | 0 |
| INTEREST INCOME | 480 | 0 | 232 |
| TOTAL REVENUES | \$ 1,411,172 | \$ 58,450 | \$ 1,330,866 |
| EXPENDITURES | | | |
| MAINTENANCE EXPENDITURES | | | |
| FIELD INSPECTOR | 39,000 | 3,336 | 13,313 |
| VEHICLE - CART | 0 | 0 | 5,750 |
| VEHICLE - INSURANCE | 1,000 | 0 | 578 |
| VEHICLE - EQUIPMENT (SMALL TOOLS) | 1,545 | 0 | 0 |
| VEHICLE - GAS & MAINTENANCE | 2,750 | 10 | 35 |
| LAKE SPRAYING (CLARK) | 72,500 | 0 | 17,206 |
| LAKE WATER QUALITY TESTING (BENCHMARK) | 6,000 | 0 | 0 |
| LAKE LITTORAL & LAKE BANK PLANTINGS | 17,000 | 0 | 0 |
| LAKE BANK MOWING | 10,000 | 0 | 0 |
| OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING | 5,000 | 0 | 0 |
| STORM PIPE & EROSION REPAIRS | 50,000 | 0 | 0 |
| DREDGING | 1,000 | 0 | 0 |
| MISCELLANEOUS MAINTENANCE | 1,250 | 0 | 0 |
| GOLF CART STORAGE | 1,200 | 0 | 0 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 208,245 | \$ 3,346 | \$ 36,882 |
| ADMINISTRATIVE EXPENDITURES | | | |
| SUPERVISOR FEES | 3,000 | 0 | 0 |
| PAYROLL TAXES (EMPLOYER) | 240 | 0 | 0 |
| ENGINEERING | 14,500 | 0 | 775 |
| MANAGEMENT | 46,296 | 3,858 | 15,432 |
| SECRETARIAL | 4,200 | 350 | 1,400 |
| LEGAL | 16,500 | 0 | 1,928 |
| ASSESSMENT ROLL | 10,000 | 0 | 0 |
| AUDIT FEES | 3,700 | 0 | 0 |
| ARBITRAGE REBATE FEE - SERIES 2013 | 650 | 0 | 0 |
| ARBITRAGE REBATE FEE - SERIES 2018 | 650 | 0 | 0 |
| INSURANCE | 6,300 | 0 | 5,819 |
| LEGAL ADVERTISING | 1,700 | 0 | 931 |
| MISCELLANEOUS/CONTINGENCY | 2,400 | 10 | 116 |
| POSTAGE | 750 | 113 | 177 |
| OFFICE SUPPLIES | 1,150 | 4 | 73 |
| DUES & SUBSCRIPTIONS | 175 | 0 | 175 |
| WEBSITE MANAGEMENT | 2,000 | 167 | 666 |
| TRUSTEE FEES - SERIES 2013 | 4,730 | 0 | 0 |
| TRUSTEE FEES - SERIES 2018 | 4,100 | 0 | 0 |
| CONTINUING DISCLOSURE FEE - SERIES 2013 | 1,000 | 0 | 0 |
| CONTINUING DISCLOSURE FEE - SERIES 2018 | 0 | 0 | 0 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 124,041 | \$ 4,502 | \$ 27,492 |
| TOTAL EXPENDITURES | \$ 332,286 | \$ 7,848 | \$ 64,374 |
| REVENUES LESS EXPENDITURES | \$ 1,078,886 | \$ 50,602 | \$ 1,266,492 |
| BOND PAYMENTS (SERIES 2013) | (477,985) | (20,380) | (458,866) |
| BOND PAYMENTS (SERIES 2018) | (538,956) | (22,978) | (517,368) |
| BALANCE | \$ 61,945 | \$ 7,244 | \$ 290,258 |
| ADMINISTRATIVE COSTS | (48,668) | (1,135) | (25,565) |
| DISCOUNTS FOR EARLY PAYMENTS | (57,133) | (1,561) | (52,247) |
| EXCESS/ (SHORTFALL) | \$ (43,856) | \$ 4,548 | \$ 212,446 |
| CARRYOVER FROM PRIOR YEAR | 43,856 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 4,548 | \$ 212,446 |

| | |
|-----------------------------------|-----------------|
| Bank Balance As Of 12/31/20 | \$ 1,528,496.57 |
| Funds Received: 1/1/21 - 1/31/21 | \$ 55,752.97 |
| Disbursements: 1/1/21 - 1/31/21 | \$ 349,485.72 |
| Bank Balance As Of 1/31/21 | \$ 1,234,763.82 |
| Accounts Payable As Of 1/31/21 | \$ 424,897.31 |
| Accounts Receivable As Of 1/31/21 | \$ - |
| Available Funds As Of 1/31/21 | \$ 809,866.51 |

Verona Walk Community Development District
Budget vs. Actual
October 2020 through January 2021

| | <u>Oct 20 - Jan 21</u> | <u>20/21 Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|---|--------------------------|---------------------|--------------------------|----------------------|
| Income | | | | |
| 363.100 · O & M Assessment Income | 293,761.09 | 311,297.00 | -17,535.91 | 94.37% |
| 363.812 · Debt Assessments (Series 2013) | 487,368.85 | 516,740.00 | -29,371.15 | 94.32% |
| 363.813 · Debt Assessments (Series 2018) | 549,504.00 | 582,655.00 | -33,151.00 | 94.31% |
| 363.822 · Debt Assessmnt-Pd To Trustee-13 | -458,866.29 | -477,985.00 | 19,118.71 | 96.0% |
| 363.823 · Debt Assessmnt-Pd To Trustee-18 | -517,367.55 | -538,956.00 | 21,588.45 | 95.99% |
| 363.830 · Assessment Fees | -25,565.41 | -48,668.00 | 23,102.59 | 52.53% |
| 363.831 · Discounts For Early Payments | -52,247.38 | -57,133.00 | 4,885.62 | 91.45% |
| 369.399 · Carryover From Prior Year | 0.00 | 43,856.00 | -43,856.00 | 0.0% |
| 369.401 · Interest Income | 232.26 | 480.00 | -247.74 | 48.39% |
| Total Income | <u>276,819.57</u> | <u>332,286.00</u> | <u>-55,466.43</u> | <u>83.31%</u> |
| Expense | | | | |
| 511.122 · Payroll Tax Expense | 0.00 | 240.00 | -240.00 | 0.0% |
| 511.131 · Supervisor Fees | 0.00 | 3,000.00 | -3,000.00 | 0.0% |
| 511.306 · Dredging | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| 511.308 · Miscellaneous Maintenance | 0.00 | 1,250.00 | -1,250.00 | 0.0% |
| 511.310 · Engineering | 774.85 | 14,500.00 | -13,725.15 | 5.34% |
| 511.311 · Management Fees | 15,432.00 | 46,296.00 | -30,864.00 | 33.33% |
| 511.312 · Secretarial Fees | 1,400.00 | 4,200.00 | -2,800.00 | 33.33% |
| 511.315 · Legal Fees | 1,927.50 | 16,500.00 | -14,572.50 | 11.68% |
| 511.318 · Assessment/Tax Roll | 0.00 | 10,000.00 | -10,000.00 | 0.0% |
| 511.320 · Audit Fees | 0.00 | 3,700.00 | -3,700.00 | 0.0% |
| 511.330 · Arbitrage Rebate Fee | 0.00 | 1,300.00 | -1,300.00 | 0.0% |
| 511.450 · Insurance | 5,819.00 | 6,300.00 | -481.00 | 92.37% |
| 511.480 · Legal Advertisements | 931.00 | 1,700.00 | -769.00 | 54.77% |
| 511.512 · Miscellaneous | 116.29 | 2,400.00 | -2,283.71 | 4.85% |
| 511.513 · Postage and Delivery | 177.23 | 750.00 | -572.77 | 23.63% |
| 511.514 · Office Supplies | 72.55 | 1,150.00 | -1,077.45 | 6.31% |
| 511.540 · Dues, License & Subscriptions | 175.00 | 175.00 | 0.00 | 100.0% |
| 511.750 · Website Management | 666.64 | 2,000.00 | -1,333.36 | 33.33% |
| 512.736 · Continuing Disclosure Fee 2013 | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| 513.733 · Trustee Fees - Series 2013 | 0.00 | 4,730.00 | -4,730.00 | 0.0% |
| 514.100 · Golf Cart Storage | 0.00 | 1,200.00 | -1,200.00 | 0.0% |
| 514.101 · Field Inspector | 13,313.09 | 39,000.00 | -25,686.91 | 34.14% |
| 514.102 · Vehicle - Cart | 5,750.00 | 0.00 | 5,750.00 | 100.0% |
| 514.103 · Vehicle Insurance | 577.50 | 1,000.00 | -422.50 | 57.75% |
| 514.104 · Vehicle Equipment (small tools) | 0.00 | 1,545.00 | -1,545.00 | 0.0% |
| 514.105 · Vehicle Gas and Maintenance | 35.30 | 2,750.00 | -2,714.70 | 1.28% |
| 514.106 · Lake Spraying (Clark) | 17,206.00 | 72,500.00 | -55,294.00 | 23.73% |
| 514.107 · Lake H2O Quality Tests-Benchmrk | 0.00 | 6,000.00 | -6,000.00 | 0.0% |
| 514.108 · Lake Littoral & Lake Bank Plant | 0.00 | 17,000.00 | -17,000.00 | 0.0% |
| 514.109 · Outfall Pipe & Structure Insp & | 0.00 | 5,000.00 | -5,000.00 | 0.0% |
| 514.110 · Storm Pipe & Erosion Repairs | 0.00 | 50,000.00 | -50,000.00 | 0.0% |
| 514.111 · Lake Bank Mowing | 0.00 | 10,000.00 | -10,000.00 | 0.0% |
| 514.733 · Trustee Fees (2018) | 0.00 | 4,100.00 | -4,100.00 | 0.0% |
| Total Expense | <u>64,373.95</u> | <u>332,286.00</u> | <u>-267,912.05</u> | <u>19.37%</u> |
| Net Income | <u><u>212,445.62</u></u> | <u><u>0.00</u></u> | <u><u>212,445.62</u></u> | <u><u>100.0%</u></u> |

Verona Walk Community Development District
Balance Sheet
As of January 31, 2021

| | Operating Fund | Debt Service (13) Fund | Debt Service (18) Fund | General Fixed Assets Fund | Long Term Debt Fund | TOTAL |
|---|---------------------|------------------------|------------------------|---------------------------|----------------------|----------------------|
| ASSETS | | | | | | |
| Current Assets | | | | | | |
| Operating Bank Account | 1,234,763.82 | 0.00 | 0.00 | 0.00 | 0.00 | 1,234,763.82 |
| Total Current Assets | 1,234,763.82 | 0.00 | 0.00 | 0.00 | 0.00 | 1,234,763.82 |
| Fixed Assets | | | | | | |
| Storm Water Management | 0.00 | 0.00 | 0.00 | 15,481,040.00 | 0.00 | 15,481,040.00 |
| Accumulated Depreciation - Stormwater Mgt | 0.00 | 0.00 | 0.00 | -7,430,904.00 | 0.00 | -7,430,904.00 |
| Total Fixed Assets | 0.00 | 0.00 | 0.00 | 8,050,136.00 | 0.00 | 8,050,136.00 |
| Other Assets | | | | | | |
| A/R Assessment Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A/R Non Ad Valorem Receipts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investments - Construction | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investments - Interest Acct | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investments - Reserve Acct | 0.00 | 241,281.54 | 50,246.64 | 0.00 | 0.00 | 291,528.18 |
| Investments - Revenue Acct | 0.00 | 263,950.33 | 386,386.03 | 0.00 | 0.00 | 650,336.36 |
| Investments - Prepayment Acct | 0.00 | 566.56 | 7,087.61 | 0.00 | 0.00 | 7,654.17 |
| Investments - Excess Revenue | 0.00 | 749.95 | 0.00 | 0.00 | 0.00 | 749.95 |
| Amount Available In DSF (2013) | 0.00 | 0.00 | 0.00 | 0.00 | 506,548.38 | 506,548.38 |
| Amount Available In DSF (2018) | 0.00 | 0.00 | 0.00 | 0.00 | 443,720.28 | 443,720.28 |
| 5155000 - Amount To Be Provided | 0.00 | 0.00 | 0.00 | 0.00 | 11,092,731.34 | 11,092,731.34 |
| Total Other Assets | 0.00 | 506,548.38 | 443,720.28 | 0.00 | 12,043,000.00 | 12,993,268.66 |
| TOTAL ASSETS | 1,234,763.82 | 506,548.38 | 443,720.28 | 8,050,136.00 | 12,043,000.00 | 22,278,168.48 |
| LIABILITIES & EQUITY | | | | | | |
| Liabilities | | | | | | |
| Current Liabilities | | | | | | |
| Accrued Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Accounts Payable | 424,897.31 | 0.00 | 0.00 | 0.00 | 0.00 | 424,897.31 |
| Total Current Liabilities | 424,897.31 | 0.00 | 0.00 | 0.00 | 0.00 | 424,897.31 |
| Long Term Liabilities | | | | | | |
| Special Assessment Debt (2013A-1) | 0.00 | 0.00 | 0.00 | 0.00 | 4,825,000.00 | 4,825,000.00 |
| Special Assessment Debt (2013A-2) | 0.00 | 0.00 | 0.00 | 0.00 | 255,000.00 | 255,000.00 |
| Special Assessment Debt-2018 | 0.00 | 0.00 | 0.00 | 0.00 | 6,963,000.00 | 6,963,000.00 |
| Total Long Term Liabilities | 0.00 | 0.00 | 0.00 | 0.00 | 12,043,000.00 | 12,043,000.00 |
| Total Liabilities | 424,897.31 | 0.00 | 0.00 | 0.00 | 12,043,000.00 | 12,467,897.31 |
| Equity | | | | | | |
| Retained Earnings | 597,420.89 | 405,632.14 | 259,271.64 | -7,430,904.00 | 0.00 | -6,168,579.33 |
| Current Year Depreciation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | 212,445.62 | 100,916.24 | 184,448.64 | 0.00 | 0.00 | 497,810.50 |
| Investment In Gen Fixed Assets | 0.00 | 0.00 | 0.00 | 15,481,040.00 | 0.00 | 15,481,040.00 |
| Total Equity | 809,866.51 | 506,548.38 | 443,720.28 | 8,050,136.00 | 0.00 | 9,810,271.17 |
| TOTAL LIABILITIES & EQUITY | 1,234,763.82 | 506,548.38 | 443,720.28 | 8,050,136.00 | 12,043,000.00 | 22,278,168.48 |